

This instrument was prepared by

Send Tax Notice To: Clark W. Brown
name

(Name) Sheffield, Sheffield, Sheffield,

620 Glenwood Drive
address

(Address) 2976 Highway 31 South Suite A
Pelham, Alabama 35124

Fairfield, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----
DOLLARS (\$68,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Alex Ronald Koonce and wife, Norma G. Koonce and Betty R. Koonce, an unmarried
person
(herein referred to as grantors) do grant, bargain, sell and convey unto Clark W. Brown and wife, Christa C. Brown

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 131, according to the Survey of Weatherly, Sector 2, Phase 2, as recorded
in Map Book 14, Page 73 A, B & C, in the Probate Office of Shelby County
Alabama.

Subject to current taxes, easements, covenants and restrictions, building
set-back lines, rights of way, and limitations of record, if any.

The above described property does not constitute the homestead of the grantor
nor his/her spouse.

Inst # 1994-27459

09/07/1994-27459
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 76.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and
administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd
day of September, 19 94.

(Seal)

Alex Ronald Koonce
Alex Ronald Koonce (Seal)

(Seal)

Norma G. Koonce
Norma G. Koonce (Seal)

(Seal)

Betty R. Koonce
Betty R. Koonce (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, R. Wendell Sheffield, a Notary Public in and for said County, in said State, hereby certify that
Alex Ronald Koonce and wife, Norma G. Koonce and Betty R. Koonce, an unmarried person
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 2nd day of September A.D., 19 94

R. Wendell Sheffield
R. Wendell Sheffield

Notary Public
Notary Public

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4/28/98